

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33459 ✓

125/126

Property Information

property address: 803 MITCHELL

legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 20, LOT 2 (PT OF)

owner name/address: COCHRANE, THOMAS J

803 MITCHELL ST

BRYAN, TX 77802-2322

full business name: n/a

land use category: SF RES

type of business: n/a

current zoning: C3

occupancy status: occup.

lot area (square feet): 7000

frontage along Texas Avenue (feet): N/A

lot depth (feet): 150

sq. footage of building: 876

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

NO

NO

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): wood

building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1946 accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no n/a

other improvements: ☒ yes ☐ no (specify) wood deck, shed, wood fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 2

lot type: ☐ asphalt ☐ concrete ☒ other gravel

space sizes: n/a sufficient off-street parking for existing land use: ☐ yes ☒ no n/a

overall condition:

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no mlg
comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no mlg

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☒ yes ☐ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☐ yes ☒ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

non-conforming use - Res.

